

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY

RE: FINAL DESIGNATION OF B. AND M. ASSOCIATES
APPROVAL OF FINAL WORKING DRAWINGS AND SPECIFICATIONS
AND PROPOSED DISPOSITION OF PARCELS 13-B, C, D, E, and F
IN THE FENWAY URBAN RENEWAL AREA
PROJECT NO. MASS. R-115

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the Fenway Urban Renewal Area, Project No. Mass. R-115, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion, or national origin; and

WHEREAS, B. and M. Associates have expressed an interest in and have submitted a satisfactory proposal for the development of Disposition Parcels 13-B, C, D, E, and F in the Fenway Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That B. and M. Associates be and hereby are finally designated as Redevelopers of Parcels 13-B, C, D, E, and F in the Fenway Urban Renewal Area.
2. That it is hereby determined that B. and M. Associates possess the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the Project Area.
3. That disposal of said parcel by negotiation is the appropriate method of making the land available for redevelopment.

4. That the Final Working Drawings and Specifications submitted by B. and M. Associates for the development of Parcels 13-B, C, D, E and F conform in all respects to the Urban Renewal Plan for the Project Area, and that said Final Working Drawings and Specifications be and hereby are approved.

5. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

6. That the Director is hereby authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement and Deed conveying Parcels 13-B, C, D, E and F to B. and M. Associates, said documents to be in the Authority's usual form.

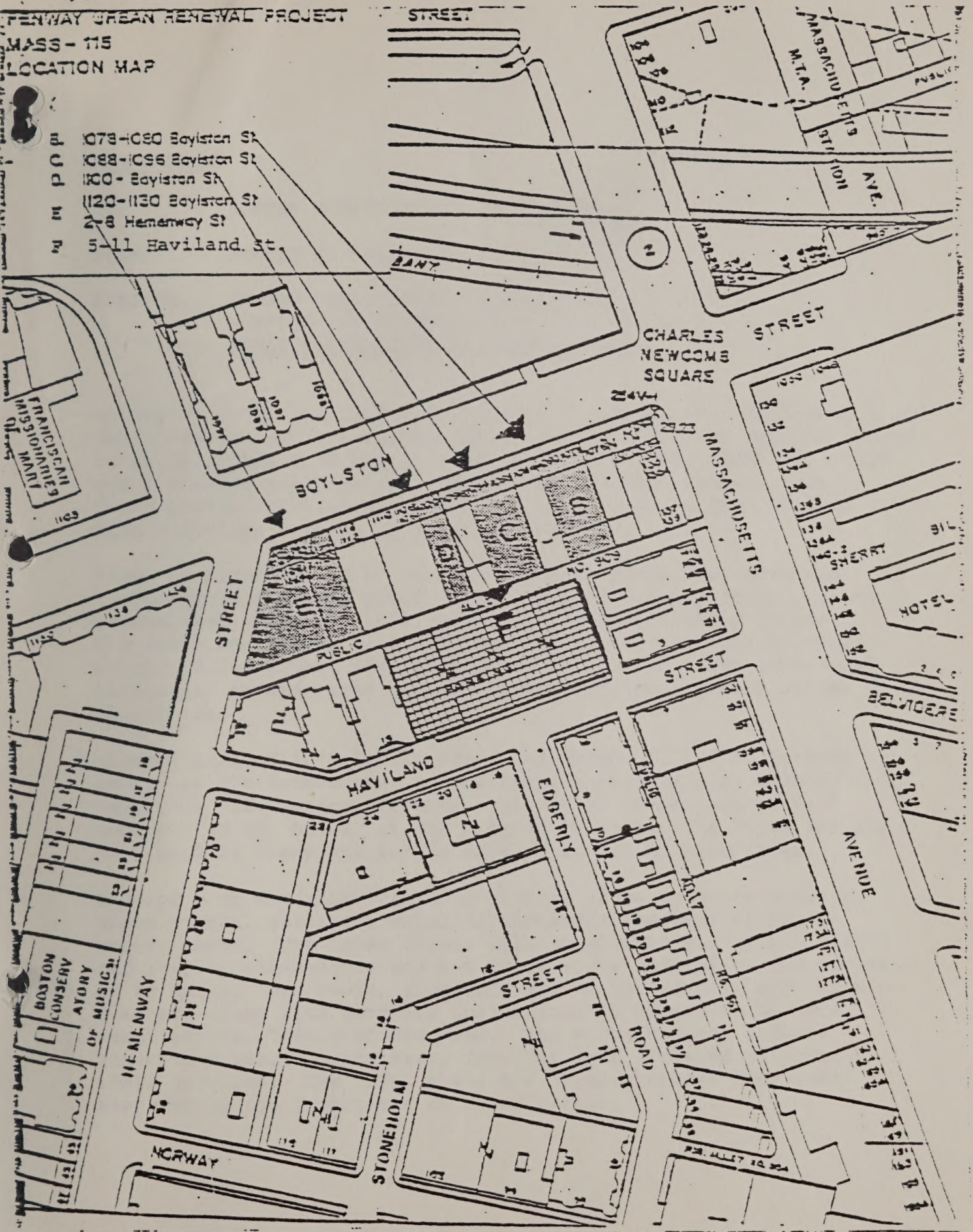
7. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure". (Federal Form H-6004)

FENWAY GREEN RENEWAL PROJECT

MASS - 115

LOCATION MAP

- B 1078-1080 Boylston St.
- C 1088-1096 Boylston St.
- D 1100 - Boylston St.
- E 1120-1130 Boylston St.
- F 2-8 Hemenway St.
- G 5-11 Haviland St.



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MEMORANDUM

February 7, 1980

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT J. RYAN, DIRECTOR

SUBJECT: FENWAY URBAN RENEWAL PROJECT MASS. R-115
DISPOSITION PARCELS 13-B, C, D, E and F
FINAL DESIGNATION OF REDEVELOPER

On May 3, 1979, the Authority approved the tentative designation of Harold Brown, d/b/a Hamilton Realty Company, for the rehabilitation of Parcels 13-B, C, D and E, located at 1078-1080, 1088-1094, 1100 and 1120-1130 Boylston St., in the Fenway Urban Renewal Area. These parcels contain approximately 18,178 square feet of land with buildings thereon to be rehabilitated.

Also, on August 2, 1979, the Authority approved the tentative designation of Harold Brown, d/b/a Hamilton Realty Company as the Redeveloper of Parcel 13-F, which is located directly behind the above parcels at 5-11 Haviland Street and contains approximately 13,066 square feet of land to be used as a non-commercial landscaped parking area for the tenants of the Boylston Street properties.

Since August of 1979 Harold Brown has formed B. and M. Associates to act as the Redeveloper of the subject parcels with Harold Brown being the sole General Partner. Robert J. Samia, who is an employee of Mr. Brown, is the Limited Partner. The final designation will be therefore in the name of B. and M. Associates.

The scope of the rehabilitation program is to renovate existing store fronts, retaining existing commercial tenants at below-market rents. The upper floors will be extensively rehabilitated for studio, one-bedroom and art studio-type apartments for a total of 38 units. New roofs, plumbing, wiring and heating systems are planned, along with exterior restoration to preserve the local architectural flavor of the area. The architectural firm of Innovative Design Associates, Inc. has been retained to provide their services. The final plans and specifications have been approved by our Department of Urban Design.

The estimated cost of this project is over one million dollars and the Redeveloper expects a 121A approval with the project financed conventionally by the Suffolk Franklin Savings Bank.

A resolution is attached recommending that the Authority approve the final designation of B. and M. Associates as Redeveloper of Parcels 13-B, C, D, E and F in the Fenway Urban Renewal Area.

ATTACHMENT

